

PLANNING COMMISSION

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Brian Mitchell
At-Large
Melanie McCavour



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, March 5, 2020

6:00 PM

Regular Meeting

Notice Regarding Public Comment:

A. CALL TO ORDER / SALUTE TO FLAG

Chair Bongio called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell,
Commissioner Mike L Newman and Commissioner Melanie McCavour

Absent : 1 - Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

Item E-2: Revised Action Summary

Item E-3: Continued to a Date Uncertain.

Item E-4: (3) Supplemental Provided.

Item E-6: (2) Supplemental Provided.

D. PUBLIC COMMENTS

E. CONSENT AGENDA

1. Review and approve the January 23, 2020 Planning Commission Action Summary.

A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the Action Summary for the Planning Commission meeting held on 1.23.2020 be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner McCavour

Abstain: 1 - Commissioner Mitchell

2. Review and approve the February 20, 2020 Planning Commission Action Summary.

A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the Revised Action Summary for the Planning Commission meeting held on 2.20.2020 be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner McCavour

Abstain: 1 - Commissioner Mitchell

5. Born & Raised, LLC, Conditional Use Permits
Record Number PLN-13161-CUP
Assessor’s Parcel Number 512-171-023-000
136 Wilson Lane, McKinleyville area

Project Description: A Conditional Use Permit for 10,000 square foot (SF) new outdoor cannabis cultivation operation and a Conditional Use Permit for a 2,000 SF wholesale nursery that is proposed to utilize supplemental lighting. Irrigation and domestic water is sourced from the Fieldbrook Community Service District and administered via drip irrigation. Drying and all other processing will occur off site at a licensed third-party processing facility. Power is provided by PG&E.

A motion was made by Commissioner Mitchell, seconded by McCavour, that the Humboldt Emerald Triangle Conditional Use Permit and Coastal Development Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

7. Kamino, LLC Conditional Use Permit
Record Number: PLN-2019-15835
Assessor's Parcel Number (APN): 201-311-016
604 St Hwy 36, Alton area

Project Description: A Conditional Use Permit to expand upon the approved SP-16-503 project which consisted of 9,720 sf of commercial nursery and 9,720 sf of mixed light cultivation in the Hydesville-Carlotta Community Planning Area. The applicant proposes to convert the mixed light cultivation to commercial nursery space and to add 12,960 sf of greenhouse space to reach a total of 32,400 sf. All proposed activities would occur on less than 20% of the prime agricultural soils of the parcel. Water is sourced from a non-hydrologically connected well. Energy would be 100% renewable being sourced from RCEA Repower program with proposed installation of onsite solar. Staff would increase from 2 permanent employees and 10 temporary employees to 19 full-time employees.

A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the Kamino Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

F. ITEMS PULLED FROM CONSENT

3. Old Goat Farms, LLC Conditional Use Permit
Application Number 11033
Case Numbers CUP 16-132
Assessor's Parcel Number (APN) 531-011-005
15112 Pine Creek Road, Weitchpec area

Project Description: Old Goat Farms, LLC seeks a Conditional Use Permit (CUP-16-132) for an existing 30,000 square foot (SF) cannabis cultivation operation of which 22,000 SF is full-sun outdoor and 8,000 is mixed light in four (4) 2,000 SF deprivation greenhouses. Ancillary propagation occurs in a 1,680 SF greenhouse. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 23,450 gallons in nine (9) hard tanks and 13,800 gallons in three (3) hard tanks is proposed for a total of 37,250 gallons. Estimated annual water usage is 219,347 gallons (6.9 gal/SF). Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Up to four (4) employees may be utilized during peak operations. Power is provided by an EPA rated Tier 4 diesel generator.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that Old Goat Farms Conditional Use Permit be continued to a date uncertain. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

- 4. Humboldt Emerald Triangle, LLC, Conditional Use Permit and Coastal Development Permit
 Application Number 11065
 Record Number CUP16-139
 Assessor’s Parcel Numbers 308-131-012 and 308-131-020
 2121 Table Bluff Road, Loleta area

Project Description: This project is undergoing a change of use from a permitted commercial flower farm (Coastal Development Permit Case No. 80-P-5) to a commercial cannabis cultivation operation: A Conditional Use Permit and Coastal Development Permit for 28,656 square feet of existing mixed light and 9,800 square feet of existing outdoor commercial cannabis cultivation and up to 206,000 gallons of water storage in above-ground tanks. Existing ancillary propagation space consists of 4,140.5. Water for cannabis cultivation irrigation and domestic use is sourced from an existing permitted groundwater well.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Mitchell, seconded by McCavour, that the Humboldt Emerald Triangle Conditional Use Permit and Coastal Development Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

- 6. Rocci Costa, Conditional Use Permit
 Application Number:12176
 Record Number: PLN-12176-CUP
 Assessor’s Parcel Number (APN): 516-211-025
 1734 Warren Creek Rd, Blue Lake Area

Project Description: Rocci Costa seeks approval of a Conditional Use Permit for 10,000 square feet of new outdoor cannabis cultivation, and a 1,000 square foot ancillary nursery on a parcel approximately 5 acres in size. The proposed project is for open air cultivation located within the Blue Lake Community Planning Area. The irrigation method is dry farming. The water source for the proposed 1,000 square feet nursery will be rainwater catchment. Processing would not occur onsite. The applicant will acquire no employees. The site is served by PG&E.

A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the proposed project would be detrimental to the public health, safety, and welfare and that the findings for approval of the proposed project can not be made, find the project exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines, and deny the proposed Rocci Costa Conditional Use Permit. The motion carried by the following vote:

Aye: 3 - Commissioner Bongio, Commissioner Levy and Commissioner Newman

Nay: 2 - Commissioner Mitchell and Commissioner McCavour

G. PUBLIC WORKSHOP**1. Public Workshop on the Draft Accessory Dwelling Unit Ordinance**

Project Description: Secondary Dwelling Units are now considered Accessory Dwelling Units (ADUs). The State preempted local control of permitting ADUs with changes to state law in 2017 which nullified Humboldt County's second unit ordinance. Further changes to state law in 2019 further relaxed the standards for development of ADUs. The proposed ordinance attempts to clarify the County's standards consistent with state law. This workshop is intended to introduce the Planning Commission to the proposed new ordinance and provide an opportunity for the public to address the Planning Commission on the new ordinance.

The Draft Accessory Dwelling Unit Ordinance was continued to the Planning Commission meeting to be held March 19, 2020

H. ADJOURNMENT

Chair Bongio adjourned the meeting at 9:27 p.m.

I. NEXT MEETINGS

March 19, 2020 Regular Meeting